



## DECLARATION

Section 17 of the Planning Act

**Applicant:** City of Mississauga

**Municipality** City of Mississauga

**Our File:** OPA 184

I, Sacha Smith, Deputy Clerk, solemnly declare,

1. That the decision in respect of the above-noted matter was made on February 12, 2025 when By-law Number 0016-2025 was enacted and that notice as required by Section 17 of the Planning Act was given on February 20, 2025.
2. That no appeal of the decision in respect of the above-noted matter was received from the Minister of Municipal Affairs and Housing pursuant to subsections 17(24.1.2) and 17(24.1.3) of the Planning Act within the time specified for submitting an appeal.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of Mississauga

in the Regional Municipality of Peel

this 13<sup>th</sup> day of March, 2025

Lindsey Anne Raykoff, a Commissioner, etc.,  
Province of Ontario, for the  
Corporation of the City of Mississauga.  
Expires September 14, 2025.

Commissioner of Oaths

Declarant

Sacha Smith, Manager & Deputy Clerk



## Notice Of Passing of an Official Plan Amendment and a Zoning By-Law Amendment

### City Initiated By-laws affecting lands located city-wide within the City of Mississauga

<b>DATE OF NOTICE</b>	February 20, 2025	
<b>OPA NUMBER</b>	OPA 184 (By-law 0016-2025)	
<b>ZONING BY-LAW NUMBER</b>	0017-2025	
<b>DATE PASSED BY COUNCIL</b>	February 12, 2025	
<b>FILE NUMBER</b>	CD.06-INC	All Wards
<b>PROPERTY LOCATION</b>	<p>The lands affected by this Amendment are located in Protected Major Transit Station Areas (PMTSAs):</p> <ul style="list-style-type: none"><li>- Along the Hurontario Street Light Rail Transit Route from the southernmost point to Matheson Boulevard West, including PMTSAs located in the Downtown Core;</li><li>- Along the 407 Bus Rapid Transit Route (Derry and Britannia PMTSAs);</li><li>- Along the future Lakeshore Road East Bus Rapid Transit Route (Lakefront Promenade, Haig, and Dixie PMTSAs); and</li><li>- Along the Dundas Street Bus Rapid Transit Route.</li></ul>	

TAKE NOTICE that on February 12<sup>th</sup>, 2025 the Council of the Corporation of the City of Mississauga passed By-laws 0016-2025 and 0017-2025, adopting Official Plan Amendment 184 and enacting a Zoning By-law Amendment, pursuant to sections 16, 17, 21, 34, and 35.2 of the Planning Act, R.S.O., 1990, C.P.13. Council has considered the written and oral submissions from the public on this matter.

The purpose and effect of Official Plan Amendment 184 is to freeze the Inclusionary Zoning set aside rate at the current (2024) rates and address a few housekeeping matters.

The purpose of the Zoning By-law 0017-2025 is to amend the Inclusionary Zoning requirements for certain lands in the City.

The Official Plan Amendment 184 is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of the council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

Pursuant to subsections 34(19.3) and 34(19.4) of the *Planning Act*, there is no general ability to appeal an Inclusionary Zoning Official Plan Amendment or Zoning By-law Amendment with the exception of the Minister of Municipal Affairs and Housing. The last day of appeal is March 12, 2025.

Copies of the by-laws with an explanation of the purpose and effect of the by-laws describing the lands to which the by-laws apply, and a key map showing the location of the lands, can be found at <http://www.mississauga.ca/portal/cityhall/publicnotices>.

Further information regarding these By-laws may be obtained from Melissa Slupik of the City of Mississauga, Planning and Building Department at (905) 615-3200 ext. 5152.

Sacha Smith,  
Manager/Deputy Clerk  
Secretariat and Access & Privacy  
300 City Centre Drive, Mississauga ON L5B 3C1

**Amendment No. 184**

**to**

**Mississauga Official Plan**

By-law No. 0016-2025

A by-law to Adopt Mississauga Official Plan Amendment No. 184

WHEREAS in accordance with the provisions of sections 17 or 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, ("*Planning Act*") Council may adopt an official plan amendment thereto;

AND WHEREAS in accordance with the provisions of section 16 of the *Planning Act*, Council may adopt an Official Plan or an amendment thereto to introduce Inclusionary Zoning Policies;

AND WHEREAS in accordance with O Reg 525/97, an Inclusionary Zoning official plan amendment is exempt from the approval of the Minister of Municipal Affairs and Housing;

AND WHEREAS, Protected Major Transit Station Areas are delineated in the Mississauga Official Plan, as adopted by City of Mississauga By-law 0215-2022 and such delineation of the Protected Major Transit Station Area boundaries are in force;

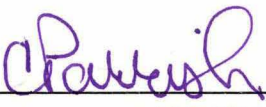
AND WHEREAS, in the event that a discrepancy in the Major Transit Station Area delineated boundaries arises between the Region of Peel Official Plan, as approved by the *Official Plan Adjustments Act, 2023*, and the Mississauga Official Plan, the Region of Peel Official Plan Major Transit Station Area boundaries will prevail;


AND WHEREAS, Council desires to adopt certain amendments to Mississauga Official Plan regarding Inclusionary Zoning within certain areas in the City of Mississauga;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The document attached hereto, constituting Amendment No. 184 to Mississauga Official Plan, is hereby adopted.

ENACTED and PASSED this 12<sup>th</sup> day of February, 2025.

Signed   
MAYOR

Signed   
CLERK

**Amendment No. 184**  
**to**  
**Mississauga Official Plan**

The following text constitutes Amendment No. 184.

Also attached but not constituting part of the Amendment are Appendices I and II.

Appendix I is a description of the Public Meeting held in connection with this Amendment.

Appendix II is a copy of the Planning and Building Department report dated November 20, 2024, pertaining to this Amendment.

## **PURPOSE**

The purpose of this Amendment is to freeze the Inclusionary Zoning set aside rate at the current (2024) rates and address a few housekeeping matters.

## **LOCATION**

The lands affected by this Amendment are located in Protected Major Transit Station Areas (PMTSAs):

- Along the Hurontario Street Light Rail Transit Route from the southernmost point to Matheson Boulevard West, including MTSA's located in the Downtown Core;
- Along the 407 Bus Rapid Transit Route (Derry and Britannia MTSA's);
- Along the future Lakeshore Road East Bus Rapid Transit Route (Lakefront Promenade, Haig, and Dixie MTSA's); and
- Along the Dundas Street Bus Rapid Transit Route.

## **BASIS**

Mississauga Official Plan came into effect on November 14, 2012, save and except for the outstanding site specific appeals to the Ontario Land Tribunal.

This Amendment is required to freeze the Inclusionary Zoning set aside rate at the current (2024) rate in response to the current housing economy and address housekeeping matters.

The proposed Amendment is acceptable from a planning standpoint and should be approved for the following reasons:

1. Housing affordability is a major issue in Mississauga.
2. Provincial legislation includes provisions for Inclusionary Zoning policies in Official Plans to address housing affordability.
3. The approved Region of Peel Official Plan directed the City of Mississauga to implement Inclusionary Zoning policies.
4. Mississauga Official Plan contains policies that indicate the commitment of the City to ensure the creation of affordable housing to meet the population's needs.

## **DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO**

1. Section 7.3, Inclusionary Zoning, of Mississauga Official Plan, is hereby amended by deleting policy 7.3.1 (d) and replacing it with the following:

The City and the Region of Peel will work collaboratively to ensure the efficient delivery and monitoring of affordable housing units, such as but not limited to the procedure for qualifying purchasers and tenants, establishing annual affordable prices and rents, and ensuring the units remain affordable throughout the affordability period.

2. Section 7.3 Inclusionary Zoning, of Mississauga Official Plan, is hereby amended by replacing Table 7-1 - Minimum Required Percentage of Residential Gross Floor Area (GFA) in Ownership Housing to be Affordable Housing with the following:

<b>IZ Area as identified on Map 7-1</b>	<b>Affordable Ownership Housing Units</b>	<b>Affordable Rental Housing Units</b>
IZ Area 1	7%	3.5%
IZ Area 2	5%	2.5%
IZ Area 3A and IZ Area 3B	4%	2%
IZ Area 4	10%	5%

3. Section 7.3 Inclusionary Zoning, of Mississauga Official Plan, is hereby amended by deleting policy 7.3.9 (c) and replacing it with the following:

Approved development, as specifically identified as exempt in the zoning by-law, that was already subject to an affordable housing contribution requirement. Inclusionary Zoning By-laws will apply to additional development permissions for such lands;

4. Section 7.3 Inclusionary Zoning, of Mississauga Official Plan, is hereby amended by deleting policy 7.3.11 and replacing it with the following:

Financial incentives, beyond those required by legislation, will not be provided for affordable housing units provided in accordance with Policy 7.3.2 of this Plan.

5. Section 7.3 Inclusionary Zoning, of Mississauga Official Plan, is hereby amended by deleting policy 7.3.12.

## **IMPLEMENTATION**

Upon the approval of this Amendment by the Council of the Corporation of the City of Mississauga, Mississauga Official Plan will be amended in accordance with this Amendment.

The lands will be rezoned to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of Mississauga Official Plan dated August 7, 2024.

## **INTERPRETATION**

The provisions of Mississauga Official Plan, as amended from time to time regarding the interpretation of that Plan, will apply in regard to this Amendment.

This Amendment supplements the intent and policies of Mississauga Official Plan.



**APPENDIX I**  
**PUBLIC MEETING**

All property owners and residents within the City of Mississauga were invited to attend a Public Meeting of the Planning and Development Committee held on December 9, 2024 at 1:30pm in connection with this proposed Amendment.

No members of the public made deputations in connection with this proposed Amendment at the Public Meeting.

# City of Mississauga Corporate Report



<p>Date: November 20, 2024</p> <p>To: Chair and Members of Planning and Development Committee</p> <p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Originator's files: CD.06-INC</p>
	<p>Meeting date: December 9, 2024</p>

## Subject

### **PUBLIC MEETING INFORMATION AND RECOMMENDATION REPORT**

#### **Inclusionary Zoning Update and Amendment**

## Recommendation

1. That notwithstanding planning protocol, the report titled "Inclusionary Zoning Update and Amendment" dated November 20, 2024 from the Commissioner of Planning and Building be considered the public meeting and a combined information/recommendation report.
2. That the proposed Official Plan Amendment and Zoning By-law Amendment attached to the staff report dated November 20, 2024 from the Commissioner of Planning and Building be approved.
3. That staff be directed to retain consultants to undertake an updated Inclusionary Zoning assessment report in accordance with legislative requirements.
4. That all necessary implementing by-laws be enacted at a future City Council meeting.

## Executive Summary

- Inclusionary Zoning (IZ) came into effect on January 1, 2023 subject to transition provisions and phasing. The first IZ units will be secured by the end of 2024.
- Staff propose that the 2024 IZ rates remain in effect until an updated assessment report is completed and that the update commence in 2025.
- Housekeeping amendments are proposed to address transition, the Region of Peel, and legislative changes regarding parking in protected Major Transit Station Areas.

## Background

Municipalities are authorized to adopt Inclusionary Zoning (IZ) to secure affordable housing in protected Major Transit Station Areas (PMTSAs) under the *Planning Act*, R.S.O. 1990, c. P.13 subject to requirements specified in Ontario Regulation 232/18, which include:

- A public status report at least every two (2) years; and
- An update financial assessment report at least every five (5) years.

On August 10, 2022, City of Mississauga (City) Council adopted an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA)<sup>1</sup> to bring IZ into effect on January 1, 2023 subject to transition provisions and phasing. The phased-in set-aside rates were based on the 2021 financial assessment report<sup>2</sup> prepared by N. Barry Lyon Consultants and subsequent peer review<sup>3</sup> by urbanMetrics.

## Comments

### IZ Status Report

IZ has been in effect for almost two (2) years, the by-law had a phase-in period allowing developers time to prepare for the requirement. As a result, staff will secure the City's first four (4) IZ units through a legal agreement by the end of 2024. A complete IZ status report, meeting legislative requirements, is contained in Appendix 1.

### 1. IZ Amendments

#### (a) Set-Aside Rates

The next IZ set aside rate increase is scheduled for January 1, 2025 (far right column of Table 1 below). However, staff propose that the 2024 rates (see column outlined in red in Table 1 below) remain in effect until an updated financial assessment report is completed. The financial assessment report serves as the basis for determining set-aside rates that achieve affordable housing without unduly impacting the overall housing market. Since IZ prescribes the amount of affordable housing required, it is not subject to negotiation and is predictable for both the City and the development industry.

<sup>1</sup> <https://www.mississauga.ca/wp-content/uploads/2022/09/14131206/MOPA140.pdf>

<sup>2</sup> <https://peelregion.ca/sites/default/files/2024-08/nblc-iz-feasibility-analysis-dec-2021.pdf>

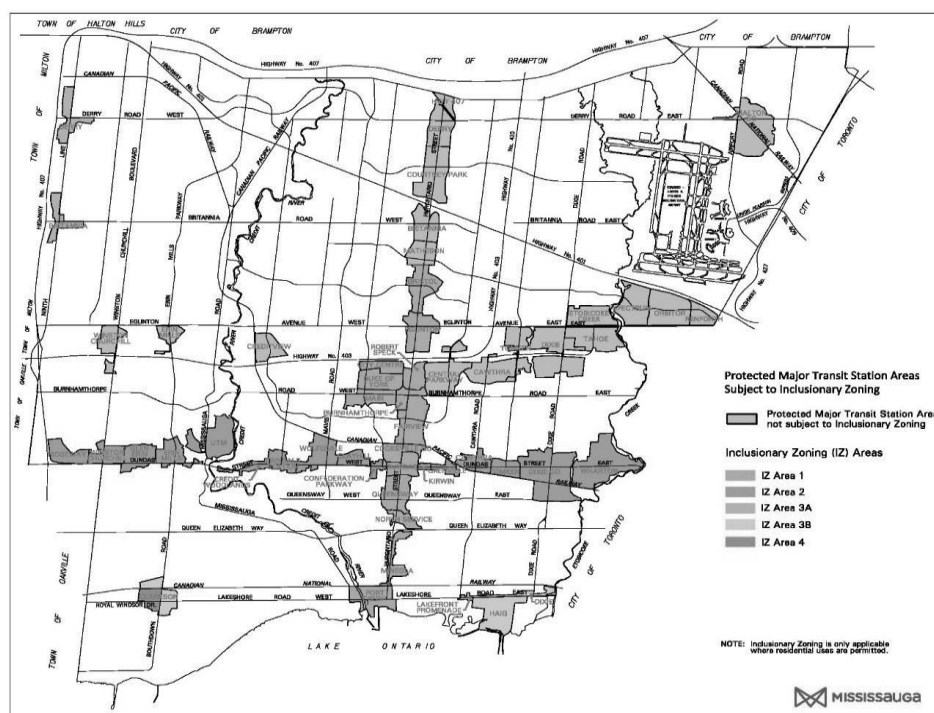
<sup>3</sup> <https://peelregion.ca/sites/default/files/2024-08/urbanmetrics-iz-assessment-peer-review-dec-14-2021.pdf>

**Table 1 – Minimum Required Percentage of Residential Gross Floor Area (GFA) in Ownership Housing to be Affordable Housing**

IZ Area	Tenure of Affordable Housing Units	Applies January 1, 2023 to December 31, 2023	Applies January 1, 2024 to December 31, 2024	Would have applied January 1, 2025
IZ Area 1	Ownership	4%	7%	10%
	Rental	2%	3.5%	5%
IZ Area 2	Ownership	3%	5%	7%
	Rental	1.5%	2.5%	3.5%
IZ Areas 3A and 3B	Ownership	3%	4%	5%
	Rental	1.5%	2%	2.5%
IZ Area 4	Ownership	10%	10%	10%
	Rental	5%	5%	5%

The rates contained in the Official Plan and Zoning By-law (see Table 1 above) are based on the 2021 NBLC financial assessment report and correspond to the areas shown in the map below (Figure 1). Purpose built rental buildings do not have to provide any IZ units and the lower “rental” requirements in Table 1 refer to rental units within ownership (condominium) developments.

**Figure 1 – Inclusionary Zoning Areas**



Since 2021, there have been changes to the housing market, that both make IZ units more difficult to develop (i.e. slowing sales of ownership units, higher interest rates, and cost escalation) and less difficult to develop (fee exemptions for development charges, parkland dedication, and community benefit charges). Staff propose that updating the financial assessment report should be advanced to commence in 2025 rather than waiting the five (5) year maximum duration permitted by legislation.

Through the Official Plan update, staff are also proposing to allow builders to exceed the height schedules in MTSA's by the equivalent number of floor(s) associated with the IZ gross floor area.

### **(b) Housekeeping Items**

Since IZ is in full force and effect, certain dates in official plan policies that aided with transition can be deleted as they are no longer relevant to the ongoing implementation of IZ. Amendments to policies referencing the Region of Peel (Region) are proposed to allow for greater flexibility around collaboration between the City and the Region for the long term administration of IZ. Finally, policies providing reduced parking requirements for IZ units should be deleted as Bill 185 removed minimum parking requirements in PMTSA's and therefore a reduction is not required.

The proposed amendments are detailed in Appendices 2 (OPA) and 3 (ZBA).

## **Next Steps**

There were several legislative changes being contemplated during the 2023-2024 time period that affected IZ. As a result, some of the IZ administrative work was paused, particularly at the Regional level. Now that more legislative certainty exists, City staff have accelerated discussions with Region of Peel staff on the long-term administration of IZ units, particularly with respect to tenant selection. The objective is to make the process as easy as possible for developers to avoid creating any delays to the development of new housing. The IZ Implementation Guidelines being developed will continue to evolve over time as feedback is received from stakeholders.

Subject to Council approval, the procurement process for the updated assessment report will be launched in 2025 followed by future IZ amendments, where required.

## **Strategic Plan**

IZ aligns with two Belong strategic goals (Ensuring Affordability and Accessibility; Supporting Aging in Place) and the action to attract and keep people in Mississauga through an affordable housing strategy.

## Financial Impact

Budget for the updated financial assessment report is available from the capital project Municipal Growth Management (PN 22954 with a budget of \$300K).

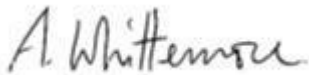
Currently the City is managing the administration of IZ units through existing resources. However, as more units come on stream there will be financial impacts for the City and Region. Staff will report back on the financial impacts associated with the long-term administration of IZ units in 2025.

## Conclusion

Staff are committed to assessing the impact of IZ on an ongoing basis and proposing amendments as necessary to maximize the supply of affordable and all housing in Mississauga.

## Attachments

- Appendix 1: Inclusionary Zoning Status Report
- Appendix 2: Proposed Mississauga Official Plan Amendments
- Appendix 3: Proposed Zoning By-law Amendments



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Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Melissa Slupik, MCIP, RPP, Planner

## Inclusionary Zoning Status Report

as of November 20, 2024

The following status report is prepared in accordance with the requirements of section 7 of O. Reg. 232/18: Inclusionary Zoning under *Planning Act, R.S.O. 1990, c. P.13*.

Inclusionary Zoning (IZ) came into effect on January 1, 2023 subject to transition provisions and phasing. To date, the vast majority of applications have been subject to exemptions.

	Item	Status
1	The number of affordable housing units.	An agreement to secure four (4) units is anticipated to be executed prior to the end of 2024.
2	The types of affordable housing units.	The agreement referenced under item 1 will secure three (3) one-bedroom rental units and (1) two-bedroom rental unit.
3	The location of the affordable housing units.	The units referenced under item 1 will be located in the Confederation Parkway Major Transit Station Area.
4	The range of household incomes for which the affordable housing units were provided.	The agreement referenced under item 1 will secure three (3) units affordable to the 4 <sup>th</sup> renter household income decile and one (1) unit affordable to the 5 <sup>th</sup> renter household income decile.
5	The number of affordable housing units that were converted to units at market value.	No affordable housing units have been converted.
6	The proceeds that were received by the municipality from the sale of affordable housing units	No net proceeds have been received.

## Proposed Mississauga Official Plan Amendments

#	SECTION	PROPOSED REVISION	COMMENT/EXPLANATION																																																								
1.	7.3.1 d.	<p>The City and the Region of Peel will work collaboratively to <del>establish Inclusionary Zoning Implementation Guidelines to</del> ensure the efficient delivery and monitoring of affordable housing units, such as but not limited to the procedure for qualifying purchasers and tenants, establishing annual affordable prices and rents, and ensuring the units remain affordable <del>for</del> <b>throughout</b> the affordability period.</p>	<p>The Region of Peel recently unpaused its work related to Inclusionary Zoning. The proposed revision permits greater flexibility as City and regional staff continue to collaborate regarding the administration of Inclusionary Zoning and the division of roles and responsibilities.</p>																																																								
2.	Table 7.1 – Minimum Required Percentage of Residenital Gross Floor Area (GFA) in Ownership Housing to be Affordable Housing	<div><table><tr><th>IZ Area as identified on Map 7-1</th><th>Tenure of Affordable Housing Units</th><th>Applies January 1, 2023 to December 31, 2023</th><th>Applies January 1, 2024 to December 31, 2024</th><th>Applies January 1, 2025</th></tr><tr><td rowspan="2">IZ Area 1</td><td>Affordable Ownership Housing Units</td><td>4%</td><td>7%</td><td>10%</td></tr><tr><td>Affordable Rental Housing Units</td><td>2%</td><td>3.5%</td><td>5%</td></tr><tr><td rowspan="2">IZ Area 2</td><td>Affordable Ownership Housing Units</td><td>3%</td><td>5%</td><td>7%</td></tr><tr><td>Affordable Rental Housing Units</td><td>1.5%</td><td>2.5%</td><td>3.5%</td></tr><tr><td rowspan="2">IZ Area 3A and IZ Area 3B</td><td>Affordable Ownership Housing Units</td><td>3%</td><td>4%</td><td>5%</td></tr><tr><td>Affordable Rental Housing Units</td><td>1.5%</td><td>2%</td><td>2.5%</td></tr><tr><td rowspan="2">IZ Area 4</td><td>Affordable Ownership Housing Units</td><td>10%</td><td>10%</td><td>10%</td></tr><tr><td>Affordable Rental Housing Units</td><td>5%</td><td>5%</td><td>5%</td></tr></table></div> <div><table><tr><th>IZ Area as identified on Map 5-1</th><th>Affordable Ownership Housing Units</th><th>Affordable Rental Housing Units</th></tr><tr><td>IZ Area 1</td><td>7%</td><td>3.5%</td></tr><tr><td>IZ Area 2</td><td>5%</td><td>2.5%</td></tr><tr><td>IZ Area 3A and IZ Area 3B</td><td>4%</td><td>2%</td></tr><tr><td>IZ Area 4</td><td>10%</td><td>5%</td></tr></table></div>	IZ Area as identified on Map 7-1	Tenure of Affordable Housing Units	Applies January 1, 2023 to December 31, 2023	Applies January 1, 2024 to December 31, 2024	Applies January 1, 2025	IZ Area 1	Affordable Ownership Housing Units	4%	7%	10%	Affordable Rental Housing Units	2%	3.5%	5%	IZ Area 2	Affordable Ownership Housing Units	3%	5%	7%	Affordable Rental Housing Units	1.5%	2.5%	3.5%	IZ Area 3A and IZ Area 3B	Affordable Ownership Housing Units	3%	4%	5%	Affordable Rental Housing Units	1.5%	2%	2.5%	IZ Area 4	Affordable Ownership Housing Units	10%	10%	10%	Affordable Rental Housing Units	5%	5%	5%	IZ Area as identified on Map 5-1	Affordable Ownership Housing Units	Affordable Rental Housing Units	IZ Area 1	7%	3.5%	IZ Area 2	5%	2.5%	IZ Area 3A and IZ Area 3B	4%	2%	IZ Area 4	10%	5%	<p>The existing rate chart is proposed to be removed and replaced with a chart containing only the current (2024) rates to remain in effect until a future amendment is brought forward following an updated financial assessment report.</p>
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Deletions are in red strikethrough: ~~example~~Additions are in bold green: **example**



3.	7.3.9 c.	approved development, as specifically identified as exempt in the zoning by-law, that <del>is was</del> already subject to an affordable housing contribution requirement <del>as of June 22, 2022</del> . Inclusionary Zoning By-laws will apply to additional development permissions for such lands;	All relevant negotiations commenced prior to the adoption of Inclusionary Zoning, however, some legal agreements to secure affordable housing units were not executed prior to the identified date.
4.	7.3.11	Financial incentives, <b>beyond those required by legislation</b> , will not be provided for affordable housing units provided in accordance with Policy 7.3.2 of this Plan. <del>An Inclusionary Zoning By-law may identify reductions to parking rates for</del> <b>affordable rental housing units</b> and <b>affordable ownership housing units</b> in accordance with recommendations of City-wide parking studies.	Statutory fees and charges exemptions have been introduced by the Province. Provincial legislation has also removed the requirement for parking for housing units within Major Transit Station Areas.
5.	7.3.12	<del>Inclusionary Zoning requirements identified in Section 7.3 and Section 19.23 come into effect on the later of January 1, 2023 or the date the applicable protected</del> <b>Major Transit Station Area</b> <del>identified in the Region of Peel Official Plan is approved by the Minister of Municipal Affairs and Housing.</del>	The applicable Major Transit Station Areas were delineated and approved prior to January 1, 2023, accordingly Inclusionary Zoning came into effect on this date and are now in full force and effect.

Deletions are in red strikethrough: ~~example~~

Additions are in bold green: **example**

## Proposed Zoning By-law Amendments

#	SECTION	PROPOSED REVISION	COMMENT/EXPLANATION																																																																														
1.	Table 2.1.34.2 – Minimum Required Percentage of Gross Floor Area – Inclusionary Zoning to be Provided as Affordable Housing	<table><tr><th>Column</th><th>A</th><th>B</th><th>C</th><th>D</th><th>E</th></tr><tr><th>Line 1.0</th><th>IZ AREA</th><th>TYPE OF AFFORDABLE HOUSING PROVIDED</th><th>APPLICABLE JANUARY 1, 2023 TO DECEMBER 31, 2023</th><th>APPLICABLE JANUARY 1, 2024 TO DECEMBER 31, 2024</th><th>APPLICABLE AS OF JANUARY 1, 2025</th></tr><tr><td>2.0</td><td>IZ</td><td>Affordable ownership housing units for moderate-income households</td><td>4%</td><td>7%</td><td>10%</td></tr><tr><td>3.0</td><td>IZ-1</td><td>Affordable rental housing units for moderate-income households</td><td>2%</td><td>3.5%</td><td>5%</td></tr><tr><td>4.0</td><td>IZ-2</td><td>Affordable ownership housing units for moderate-income households</td><td>3%</td><td>5%</td><td>7%</td></tr><tr><td>5.0</td><td>IZ-2</td><td>Affordable rental housing units for moderate-income households</td><td>1.5%</td><td>2.5%</td><td>3.5%</td></tr><tr><td>6.0</td><td>IZ-3A and IZ-3B</td><td>Affordable ownership housing units for moderate-income households</td><td></td><td>4%</td><td>5%</td></tr><tr><td>7.0</td><td>IZ-3A and IZ-3B</td><td>Affordable rental housing units for moderate-income households</td><td>1.5%</td><td>2%</td><td>2.5%</td></tr></table> <table><tr><th>Column</th><th>A</th><th>B</th><th>C</th><th>D</th><th>E</th></tr><tr><th>Line 1.0</th><th>IZ AREA</th><th>TYPE OF AFFORDABLE HOUSING PROVIDED</th><th>APPLICABLE JANUARY 1, 2023 TO DECEMBER 31, 2023</th><th>APPLICABLE JANUARY 1, 2024 TO DECEMBER 31, 2024</th><th>APPLICABLE AS OF JANUARY 1, 2025</th></tr><tr><td colspan="6">Table 2.1.34.2 continued from previous page</td></tr><tr><td>8.0</td><td>IZ</td><td>Affordable ownership housing units for moderate-income households</td><td>10%</td><td>10%</td><td>10%</td></tr><tr><td>9.0</td><td>IZ-4</td><td>Affordable rental housing units for moderate-income households</td><td>5%</td><td>5%</td><td>5%</td></tr></table>	Column	A	B	C	D	E	Line 1.0	IZ AREA	TYPE OF AFFORDABLE HOUSING PROVIDED	APPLICABLE JANUARY 1, 2023 TO DECEMBER 31, 2023	APPLICABLE JANUARY 1, 2024 TO DECEMBER 31, 2024	APPLICABLE AS OF JANUARY 1, 2025	2.0	IZ	Affordable ownership housing units for moderate-income households	4%	7%	10%	3.0	IZ-1	Affordable rental housing units for moderate-income households	2%	3.5%	5%	4.0	IZ-2	Affordable ownership housing units for moderate-income households	3%	5%	7%	5.0	IZ-2	Affordable rental housing units for moderate-income households	1.5%	2.5%	3.5%	6.0	IZ-3A and IZ-3B	Affordable ownership housing units for moderate-income households		4%	5%	7.0	IZ-3A and IZ-3B	Affordable rental housing units for moderate-income households	1.5%	2%	2.5%	Column	A	B	C	D	E	Line 1.0	IZ AREA	TYPE OF AFFORDABLE HOUSING PROVIDED	APPLICABLE JANUARY 1, 2023 TO DECEMBER 31, 2023	APPLICABLE JANUARY 1, 2024 TO DECEMBER 31, 2024	APPLICABLE AS OF JANUARY 1, 2025	Table 2.1.34.2 continued from previous page						8.0	IZ	Affordable ownership housing units for moderate-income households	10%	10%	10%	9.0	IZ-4	Affordable rental housing units for moderate-income households	5%	5%	5%	The existing rate chart is proposed to be removed and replaced with a chart containing only the current (2024) rates, which are to remain in effect until a future amendment is brought forward following an updated financial assessment report.
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2.	Article 3.1.2.1.4	<p>Notwithstanding the regulations contained in <del>Table 3.1.2.1</del> of this By-law, the required number of off-street parking spaces for dwelling units that are affordable ownership housing units or affordable rental housing units located within the Inclusionary Zoning Overlay Area boundaries identified on Schedule B of Part 13 of this By-law shall be subject to a parking rate of:</p> <p>(0213-2022)</p> <ul style="list-style-type: none"> <li>(1) Precinct 1: 50% of the required number of parking spaces for the corresponding residential uses as otherwise required pursuant to this By-law;</li> <li>(2) Precincts 2, 3 and 4: 70% of the required number of parking spaces for the corresponding residential use as otherwise required pursuant to this By-law.</li> </ul>	Provincial legislation has removed the requirement for parking for housing units within Major Transit Station Areas.																								

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